WARRANTY DEED

Bill Garrett Davidson County
Batch# 126213 **DEEDWARR**
08/07/2018 03:34:08 PM 2 pgs
Fees: $13.00 Taxes: $1,048.95

20180807-0077791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark Reuther and Kathleen Reuther	Mark Reuther and Kathleen Reuther	093 11 0A 116.00
(NAME) 116 Academy Square	(NAME) 306 Panhurst Court	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Ballwin, MO 63021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Three Thousand Five Hundred And No/100 Dollars ($283,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mackenzie A. Catron and Thomas F. Catron**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Reuther and Kathleen Reuther,husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 116 on the Revised Plan of Academy Square, as shown on the plat of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mackenzie A. Catron and Thomas F. Catron by Warranty Deed from Dana M. Sommer, a single person dated March 3, 2014 and recorded March 6, 2014 as Instrument No. 20140306-0019075, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 Academy Square, Nashville, TN 37210

File Number: MFR-185564SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KW-16-116

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of August, 2018

Mackenzie A. Catron

Thomas F. Catron by Mackenzie A. Catron attorney in Fact

Thomas F. Catron by Mackenzie A. Catron Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mackenzie A. Catron individually and as Attorney in fact for Thomas F. Catron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

JACOB L ALSUP
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

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